

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – August 19, 2009

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, August 19, 2009, at the Township Municipal Building, Rte 715, Brodheadsville, PA by Larry Smith.

Present: Matt Connell, Dave Gordon, Dave Johnson, Larry Smith, Dick Rodenbach, Atty. Tim McManus, Engineer Chris Eckert, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Chris Eckert and Nick Caprioli.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to approve the minutes of July 15, 2009 meeting, as distributed. (5-0)

Submittals: None

Plan Review:

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (5-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**open ended waiver 1/26/07**) (Rev. 1/8/07) (SEO: planning module ready for approval)

Applegate Land Development (Prelim Land Dev) RJD Engineering. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (5-0) (Plan date 6/7/99) (Accepted 10/17/07) (**open ended waiver 12/20/07**) (Rev. 2/8/08, 11/20/08) (SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan tonight. (5-0) (Plan date 6/30/08) (Accepted 7/16/08) (**open ended waiver 10/8/08**) (SEO: planning module ready for approval)

Regency Plaza. (Final Plan) Keystone Engineers. Eric Snyder was present on behalf of this plan. Although this plan was brought in for final approval as a revision dated 8/4/09 there were substantial changes made to this plan, including but not limited to, relocation of the entire septic system from off-site to on-site, and reduction of parking spaces below both the number required by the Zoning Ordinance and the number which existed before the proposed development. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to reclassify this plan as a **revised preliminary plan** pursuant to Code Section 98-33.D.(3). (5-0) On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan tonight. (5-0)(Plan date 3/2/09)(Accepted 3/18/09)(**open ended waiver 5/20/09**)

Merwine, Connie. (Minor Subdivision) Keystone Engineers. Eric Snyder, Engineer and Joseph Hanyon, Developer was present. Engineer McDermott's comment letter dated 8/11/09 was reviewed. A lengthy discussion ensued. A waiver request was made to change this plan to Preliminary/Final plan (SALDO 98-28.A.2.c). On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this waiver request. (5-0) A waiver request was made regarding the Intersection Alignment of SR209 and Bush Lane (SALDO 98-57.D.2.c) On motion made by Matt Connell, seconded by Dave Johnson it was voted to conditionally approve this waiver request subject to receipt of request in writing. (5-0) On motion made by Dave Gordon, seconded by Dave Johnson it was voted to recommend sidewalks on Rte 209 to the access road and continue to Tractor Supply. The developer should propose the design and discuss it further with the Board of Supervisors. There was additional discussion about the intersection alignment of Rte 209 and Bush Lane, that when the next land development is submitted to the Township, Bush Lane will need to be realigned. (5-0)(Plan date 7/1/09)(Accepted 7/15/09)(**90-day waiver ends 10/15/09**)

Sketch Plan. None

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be Signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Matt Connell, seconded by Dave Johnson it was voted to adjourn at 8:53 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary